

Authority: Item ,  
Report (PED22129)  
CM:  
Ward: 5

Bill No.

CITY OF HAMILTON

BY-LAW NO.

**To Amend Zoning By-law No. 6593 (Hamilton) as amended,  
Respecting Lands Located at 510 Centennial Parkway North, Hamilton**

**WHEREAS** the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap. 14, Schedule C. did incorporate, as of January 1, 2001, the municipality “City of Hamilton”;

**AND WHEREAS** the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the “The Corporation of the City of Hamilton” and is the successor to the former regional municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

**AND WHEREAS** the *City of Hamilton Act, 1999* provides that the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in full force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**AND WHEREAS** the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 (Hamilton) on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951 (File No. P.F.C. 3821);

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item \_\_\_\_\_ of Report 22 - \_\_\_\_\_ of the Planning Committee, at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan upon adoption of the Official Plan Amendment No. \_\_\_\_\_.

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. That Sheet No. E-112 of the District Maps, appended to and forming part of Zoning By-law No. 6593 (Hamilton), is amended by modifying the zoning from the “G-1/S-1613” (Designated Shopping Centre) District, Modified to the “G-1/S-1613a” (Designated Shopping Centre) District, Modified, the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”.

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2. That the "G-1/S-1613a" (Designated Shopping Centre) District, Modified provisions as contained in Section 13A of Zoning By-law No. 6593, applicable to the subject lands, be modified to include the following special requirements:
- a) That the provisions of the "G-1/S-1613" (Designated Shopping Centre) District, Modified shall apply except where they differ from section 2. b) through g) of this By-law.
  - b) That notwithstanding Section 2.3 (a) of By-law No. 10-081, a maximum total gross floor area of 45,058 square metres is permitted, however the gross floor area of a Warehouse (Mini Storage Facility) shall not be included in the maximum gross floor area calculation.
  - c) That in addition to Section 2.3 (a) of By-law No. 10-081 and Section 2 b) of this By-law, a Warehouse (Mini Storage Facility) shall be restricted a maximum of one Mini Storage Facility and to a maximum total gross floor area of 12,900 square metres and maximum ground floor area of 3,500 square metres.
  - d) That in addition to Section 2.3 (e) of By-law No. 10-081, a Warehouse (Mini Storage Facility) shall be setback a minimum of 50.0 metres from a street line.
  - e) That Section 2.3 (i) of By-law No. 10-081 shall not apply in respect to Section 17F.(2)(e)1(i) and (ii).
  - f) That the definition of Warehouse in Section 2.3 (j) of By-law No. 10-081 be amended to include a Mini Storage Facility, and to be read as follows:  
  

Warehouse	Shall mean the use of land, building or structure, or part thereof, for the bulk storage or distribution of goods to industrial, commercial or institutional business users or other wholesalers, but shall not include the retailing of goods to the general public. A Warehouse may include a Mini Storage Facility but shall not include a Waste Management Facility, Salvage Yard or Towing Establishment.
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  - g) That notwithstanding Section 18A (1) (a), a minimum of 1 parking space per 30 square metres of floor area for the office component of a Warehouse (Mini Storage Facility) shall be required.
  - h) That notwithstanding Section 18A (1) (d), a loading space for a Warehouse (Mini Storage Facility) shall have a depth of 10.5 metres, a width of 3.7 metres and a clearance height of 3.9 metres.

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3. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the “G-1/S-1613a” District provisions, subject to the special requirements in Section 2 of this By-law.
4. That By-law No. 6593 is amended by adding this By-law to Section 19B as Schedule S-1613a.
5. That Sheet No. E-112 of the District maps is amended by making the lands referred to in Section 1 of this By-law as Schedule S-1613a.
6. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.

**PASSED and ENACTED** this            day of            , 2022.

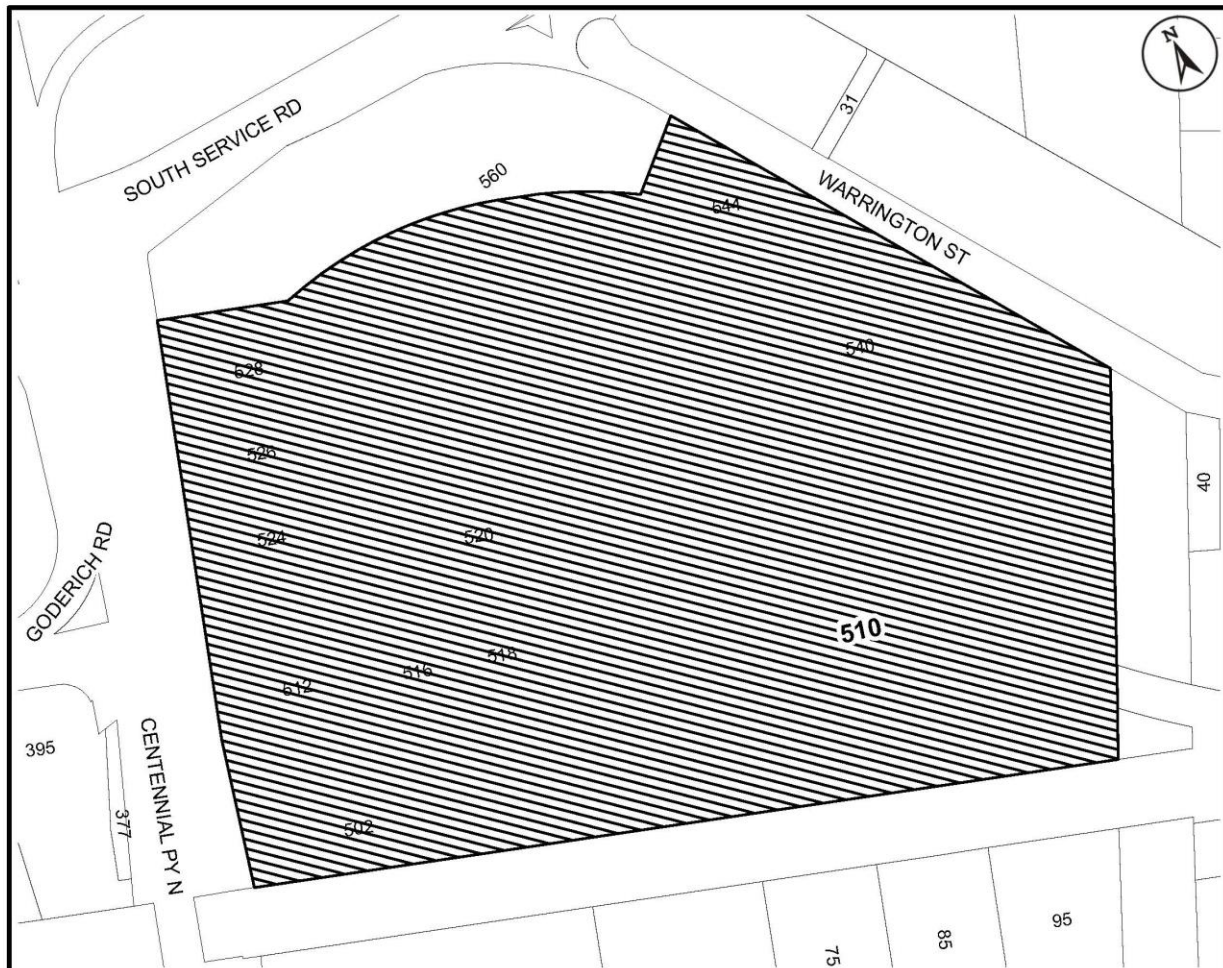
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F. Eisenberger  
Mayor

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A. Holland  
City Clerk

ZAC-21-041



This is Schedule "A" to By-law No. 22-

Passed the ..... day of ....., 2022

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Mayor

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Clerk

## Schedule "A"

Map forming Part of  
By-law No. 22-\_\_\_\_\_

to Amend By-law No. 6593

### Subject Property

510 Centennial Parkway North, Hamilton (Ward 5)



Change in Zoning from "G-1/S-1613" (Designated Shopping Centre) District, to "G-1/S-1613a" (Designated Shopping Centre) District, Modified

Scale:  
N.T.S

File Name/Number:  
ZAC-21-041 & UHOPA-21-019

Date:  
March 24, 2022

Planner/Technician:  
DB/AL



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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Respecting Lands Located at 510 Centennial Parkway North

*For Office Use Only, this doesn't appear in the by-law - Clerk's will use this information in the Authority Section of the by-law*

Is this by-law derived from the approval of a Committee Report? No

Committee: Chair and Members      Report No.: PED22129      Date: 06/14/2022

Ward(s) or City Wide: Ward: 5      (MM/DD/YYYY)

Prepared by: Daniel Barnett

Phone No: 905-546-2424 ext. 4445

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